



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Clifton Architectural Review Committee
Thru: Cynthia Elmore, Historic Preservation Officer
From: Savannah Darr, Historic Preservation Specialist
Date: February 23, 2018

Case No: 18COA1020
Classification: Committee Review

GENERAL INFORMATION

Property Address: 106 Stevenson Avenue

Applicant: Travis Curtis
Curtis Contracting
PO Box 727
Hillview, KY 40129
502-428-7775
traviscurtis14@icloud.com

Owner: Travis Curtis & Mike Lutke
Curtis Lutke Trust
106 Stevenson Avenue
Louisville, KY 40206
502-428-7775
traviscurtis14@icloud.com

Estimated Project Cost: \$24,850

Description of proposed exterior alteration:

The applicant seeks approval to construct a new 1,918 square foot residence on the existing vacant lot. The new house will be two stories tall with an 8" concrete block foundation, 4" vinyl lap siding, and a front gabled roof covered with asphalt shingles. There will be a front gabled porch on the first story of the house with vinyl cedar shake detail and columns. The windows on the house will be 1/1 double hung vinyl windows and the front door will be a 3/4 lite door. A poured concrete sidewalk will lead from the house to the public sidewalk. A patio is proposed at-grade for the rear yard as well as a parking pad off the rear alley.

Communications with Applicant, Completion of Application

The application was received on February 6, 2018 and considered complete and requiring committee level review on February 12, 2018. On February 15, 2018 the applicant submitted an updated scope of work to staff with one modification of the submitted drawings—the windows will be 1/1 double hungs rather than 3/1 and 4/4 double hungs. The case is scheduled to be heard by the Clifton Architectural Review Committee (ARC) on February 28, 2018 at 5:30 pm, at 444 South Fifth Street, Conference Room 101.

FINDINGS

Guidelines

The following design review guidelines, approved for the Clifton Preservation District, are applicable to the proposed exterior alteration: **New Construction-Residential**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The property is located on the west side of Stevenson Avenue three lots north of Arlington Avenue. It is zoned R6 within the Traditional Neighborhood Form District. The site is a vacant lot, and is bound by an alley and Clifton Park to the west, shotgun style houses to the north and south, and Stevenson Avenue and shotgun style houses to the west.

There are no previous COAs for this property. The previous building was demolished before Clifton became a Preservation District.

Conclusions

The proposed new construction generally meets the Clifton design guidelines for **New Construction-Residential**. Many of the buildings on the street are one-story shotguns with two-story rear camelback additions. There are also two one-and-a-half-story bungalow homes on the street. The front façade of this house will be taller than the other facades on the street because it is two stories. However, there is some precedent for this height with the camelback additions and bungalows. The width of the house will be similar to the other houses on the street. The design elements of this house are simple and traditional, which will help it blend with the rest of the houses on the street. The proposed materials to be used (4" vinyl lap siding, vinyl windows, and asphalt shingle roofing) are all prevalent on the street and appropriate. The proposed porch is also appropriate for the street. Furthermore, the new house will have the same setbacks as the surrounding houses and a sidewalk that leads to the public sidewalk. This will reinforce the streetscape of Stevenson Avenue as there is a vacant lot currently present.

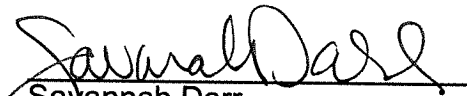
RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved with the following conditions:**

1. The concrete block foundation shall be stuccoed.
2. Trash receptacles should be screened from public view with a four-sided enclosure.
3. Rooftops shall remain uncluttered and mechanical systems shall be obscured from public view in new construction design.
4. Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.
5. If the design or materials change, the applicant shall contact staff for review and approval.

The foregoing information is hereby incorporated in the Certificate of Appropriateness as approved and is binding upon the applicant, his successors, heirs or assigns. This Certificate does not relieve the applicant of responsibility for obtaining the necessary permits and approvals required by other governing agencies or authorities.

2/23/18
Date


Savannah Darr
Historic Preservation Specialist

New Construction - Residential

Clifton Design Guideline Checklist

+ Meets Guidelines
- Does Not Meet Guidelines
+/- Meets Guidelines with Conditions

NA Not Applicable
NSI Not Sufficient Information

	Guideline	Finding	Comment
NCR1	New construction designs should conform to all applicable regulations including the Land Development Code, Zoning District Regulations, Building, and Fire and Safety codes, MSD, and any other regulatory agency. All new construction architectural designs will be reviewed by the Clifton ARC.	+	
NCR2	No structure should be demolished to make way for new or large-scale construction. All structures in the district will be identified as either contributing or non-contributing at time of application. The Landmarks staff and ARC will evaluate and review all demolition permit requests. See the Demolition guidelines for more details.	+	The lot was already vacant
NCR3	Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.	+/-	Many of the buildings on the street are one-story shotguns with two-story rear camelback additions. There are also two taller bungalow homes on the street. The front façade of this house will be taller than the

	Guideline	Finding	Comment
			others on the street, but there is some precedent for this height with the camelback additions.
NCR4	The scale of new construction should not conflict with the historic character of the district.	+	The scale of the building is in keeping with the character of the district.
NCR5	Building materials and design elements in new construction design should be sympathetic with surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale, and level of craftsmanship.	+	The proposed materials are used throughout the district. The building is a simple design that would fit on most streets in the district.
NCR6	Creative design is encouraged. Examples of materials to avoid include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, exterior carpeting, jalousie windows, glass block, picture windows, unfinished wood, and asphalt siding. Chain-link fences should not be installed where visually incompatible.	+	The infill design is simple and traditional.
NCR7	New construction design should reflect and reinforce the human scale of the neighborhood, which is a character-defining feature of the preservation district.	+	
NCR8	Important public views and vistas should not be disrupted by new construction design. See the Cultural Landscape guidelines for more details.	+	
NCR9	Existing spatial patterns created by circulation routes, fences, walls, lawns, and allees of trees, should be reinforced in new construction design.	+	
NCR10	The spatial organization established by surrounding buildings should be reinforced in infill construction design. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly designed façades.	+	The new house will have the same setbacks as the surrounding houses and a sidewalk that leads to the public sidewalk.
NCR11	The façade's organization should closely relate to surrounding buildings in infill construction design. Cornice lines and columns are other important character-defining façade elements. Imitating an historic style or period of architecture in new construction is not recommended.	+	
NCR12	A new building's mass should have a similar sense of lightness or weight as surrounding historic structures. Mass is determined by the proportion of solid surfaces (walls) to voids (window and door openings).	+/-	The front façade of this house will be taller than the others on the street because it is two stories. However, the lightness of mass is present in the design.
NCR13	Window patterns should be sympathetic with those of surrounding buildings. Compatible frame dimensions, proportion, panel and light, and muntin configurations are encouraged. Historic window proportions are generally two-and-one half (height) by one (width).	+	
NCR14	Front door design should be sympathetic to the door patterns of surrounding buildings in new construction design. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.	+	Proposing a ¾ lite door to mimic the surrounding historic structures
NCR15	The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.	+	
NCR16	Paved walks should be installed between public sidewalks and front entrances where this is a character-defining feature on the street.	+	
NCR17	Handicapped access ramps should be located on	NA	

	Guideline	Finding	Comment
	secondary elevations (side or rear) wherever possible. If the only option is to install the ramp on the street address façade, it should be installed in a manner that does not damage historic fabric and is as unobtrusive as possible. Removable or portable ramps may also be used.		
NCR18	Infill construction design should be compatible with the average height and width of surrounding buildings.	+/-	The front façade of this house will be taller than the others on the street, but there is some precedent for this height with the camelback additions. The width of the house will be similar to the surrounding shotgun houses.
NCR19	Horizontal elements such as band boards, brick coursing, window sills or lintels in new construction design should be within 10 percent of adjacent historic construction where the similar height of the horizontal elements is relatively consistent, and a character-defining feature.	+	The horizontal elements will be similar to those on the street
NCR20	The historic rhythm of the streetscape should be maintained.	+	
NCR21	Historic building setback patterns should be maintained. To maintain the continuity of the streetscape, front setbacks for new construction should either match that of adjacent buildings where all share the same setback or be within 20 percent of neighboring structures in areas with varied setbacks.	+	
NCR22	Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.	+	Front gable roof proposed that is similar to the other roofs on the street
NCR23	Rooflines for infill construction design should follow the precedent set by adjacent buildings. Where the predominant form is flat, built-up roofs are preferred. Where the predominant form is complex and steeply pitched, that is preferred. In blocks characterized by shallow-pitched roofs and pronounced overhangs with exposed rafters, these elements should be incorporated.	+	Front gable roof proposed that is similar to the other roofs on the street
NCR24	The orientation of the main roof form in new construction design should be parallel with the majority of other roofs on the street where roof forms are relatively consistent and a character-defining feature.	+	
NCR25	The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.	+/-	The front façade of this house will be taller than the others on the street because it is two stories. However, the cornice is front gable like the other houses on the street.
NCR26	Rooftops should remain uncluttered and mechanical systems should be obscured from public view in new construction design.	+	
NCR27	Trash receptacles should be screened from public view with a four-sided enclosure.	NSI	
NCR28	Exterior sheathing should be compatible with surrounding historic buildings. Painted wood siding or fiber cement board is preferred. Vinyl siding may be used for new construction on streets where the predominant historic construction material is wood. See Siding and Trim guidelines for additional details.	+	4" vinyl lap siding is proposed which matches many of the houses on the street
NCR29	Masonry types and mortars should be compatible with surrounding buildings. Red brick is the most common masonry material found in the district. See Masonry	NA	

	Guideline	Finding	Comment
	guidelines for additional details.		
NCR30	Stone or cast-stone sills and lintels should be incorporated into new construction design on streets where these elements are character-defining features.	NA	
NCR31	Raised masonry foundations which are compatible in proportion and height with surrounding buildings should be used. Foundation materials may be of a warm-toned poured concrete or stuccoed concrete block that has a uniform, textured appearance.	+	Raised concrete block foundation (see conditions of approval)
NCR32	New front porches should be built on streets where they are a predominant character-defining feature, and are allowed on other streets, and should be compatible with the form, scale, and detailing of surrounding buildings. New columns should consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.	+	The proposed porch fits with the other porches on the street
NCR33	Porches on newly constructed buildings should be designed so the floor is even with or a maximum of one step below the corresponding floor of the house, the ceiling is even with that of adjacent rooms, the floor is at least 6' deep, the rhythm of the porch bays matches the façade's pattern of solids and voids, and the porch fascia board matches the height of the window head.	+	The porch will be 21' wide and 6' deep
NCR34	Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.	NSI	